

076.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

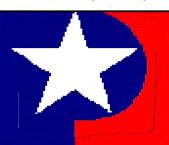
Total Card / Total Parcel

USE VALUE:

1,131,600 / 1,131,600

ASSESSED:

1,131,600 / 1,131,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MURPHY ERIN P &	
Owner 2: GIRARD RYAN M	
Owner 3:	
Street 1: 27 COLLEGE AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER
Owner 1: FLODSTROM WILLIAM A & ANN -
Owner 2: -
Street 1: 27 COLLEGE AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 11,387 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 6754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

BUILDING PERMITS
2/18/2020 224 Add Bath 12,160 O
12/12/2019 1987 Inter Fi 70,000 O
7/14/2008 773 Siding 6,500 G9 GR FY09
5/30/2008 531 Re-Roof 7,500
5/24/2002 390 Addition 125,000 O G4 GR FY04 NEW BUILDING ADDIT
5/2/2002 315 Foundati 10,000 O FOUNDATION FOR ADD
3/25/2002 178 Demoliti 8,000 C DEMO POOL-SPA-PATI

ACTIVITY INFORMATION
11/7/2018 MEAS&NOTICE BS Barbara S
4/13/2009 Entry Denied 372 PATRIOT
7/29/2008 External Ins BR B Rossignol
4/20/2000 Inspected 243 PATRIOT
10/13/1999 Mailer Sent
10/13/1999 Measured 266 PATRIOT
12/1/1981 CM

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type Type Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 11387 Sq. Ft. Site 0 70. 0.67 12

101 One Family 11387 Sq. Ft. Site 0 70. 0.67 12	533,126				533,100
---	---------	--	--	--	---------

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 19 - Ranch	1	Rating: Very Good																
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BEIGE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>						
Grade: C - Average				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1955	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 2	Rating: Good			Other										
Jurisdct: G8	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Total Units:				Interior:	1	7	3							
Sec Int Wall:	%			Floor:				Additions: 2002										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors: 4 - Carpet	25%							Plumbing:										
Bsmnt Flr: 5 - Lino/Vinyl								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 1								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>																		
								<b>PARCEL ID</b>				076.0-0001-0005.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	14X6		A	AV	1996		0.00	T	18.4	101					
More: N				Total Yard Items:				Total Special Features:				Total:						